

TARTAN RIDGE SECTION 3

FINAL PLAT

Situated in the State of Ohio, County of Union, City of Dublin and in Virginia Military Survey Number 2891, containing 9.492 acres of land, more or less, said 9.492 acres being part of those tracts of land conveyed to TARTAN RIDGE, LLC by deed of record in Official Record 714, Page 891, Recorder's Office, Union County, Ohio.

The undersigned, TARTAN RIDGE, LLC, an Ohio limited liability company, by MULTICON INVESTMENT COMPANY, an Ohio corporation, Managing Member, by CHARLES P. DRISCOLL, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "TARTAN RIDGE SECTION 3", a subdivision containing Lots numbered 145 to 170, both inclusive, and an area designated as Reserve "O", does hereby accept this plat of same and dedicates to public use, as such, all of the Lane and Way, (1.365 acres more or less), shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", or "Sidewalk Easement". Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therefor for the uses and purposes expressed herein.

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of MULTICON INVESTMENT COMPANY, Managing Member of TARTAN RIDGE, LLC, has hereunto set his hand this 22nd day of October, 2009.

Signed and acknowledged
in the presence of:

TARTAN RIDGE, LLC,
By: MULTICON INVESTMENT
COMPANY,
Managing Member

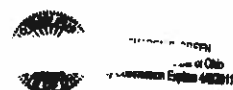
Charles P. Driscoll
CHARLES P. DRISCOLL,
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CHARLES P. DRISCOLL, Vice President of MULTICON INVESTMENT COMPANY, Managing Member of TARTAN RIDGE, LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said TARTAN RIDGE, LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 22nd day of October, 2009.

My commission expires 4-5-11
Sharon S. Green
Notary Public, State of Ohio



Approved this 28th day of October, 2009

Paul J. Humphrey
Secretary of Planning and Zoning
Commission,
Dublin, Ohio

Approved this 3rd day of November, 2009

Dea. H. H. H.
City Engineer,
Dublin, Ohio

Approved this 19th day of October, 2009, by vote of Council, wherein all of the Lane and Way, dedicated hereon, is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Whereof I have hereunto set my hand and affixed my seal this 30th day of November, 2009.

James C. C.
Clerk of Council,
Dublin, Ohio

Transferred this 1 day of Dec, 2009

Mary H. H.
Auditor,
Union County, Ohio

Filed for record this 1st day of Dec, 2009 at 9:31 A.M. Fee \$172.90

James I. M.
Recorder,
Union County, Ohio

File No. 364043

Plat Book 5, Pages 275+275A

Tartan Ridge Section 3
is out of parcel numbers:
39-0014029.000 5.484 Ac.
39-0014029.100 1.609 Ac.
39-0014026.000 2.399 Ac.



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA.

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey Control Monuments, including McNeil and PCBS 6848, with a bearing of North 15°07'53" West and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Union County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMH INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the point indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMH INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

o = Pin (See Survey Data)
• = 1/8" Pin to be set
• = Permanent Marker (See Survey Data)

By Sharon S. Green
Professional Surveyor No. 8250

Date 10/21/09

Plat 5 page 275



TARTAN RIDGE SECTION 3

NOTE "A" - BUILD ZONE: A part of the facade of buildings will be located in the zone created by the minimum and maximum front yard setback lines.

NOTE "B" - MINIMUM SETBACKS: Zoning regulations for Tartan Ridge Section 3 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Overage Lots: 146 through 183
Front: As shown hereon
Side Yard: 8 feet
Rear Yard: 25 feet except that there shall be a minimum rear yard setback of 15 feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street.

Part Lots: 154 through 163
Front: As shown hereon
Side Yard: 7 feet
Rear Yard: 25 feet except that there shall be a minimum rear yard setback of 15 feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street.

Village Lots: 164 through 170
Front: As shown hereon
Side Yard: 7 feet
Rear Yard: 25 feet except that there shall be a minimum rear yard setback of 15 feet if there is an attached or detached garage on the rear of the lot that is loaded from a public street.

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision requirements, private use restrictions covenants running with the land or the encumbrances of any nature, and is for informational purposes only.

NOTE "C" - FLOOD ZONE: At the time of platting, all of Tartan Ridge Section 3 is within Zone X (areas determined to be outside of the 0.2% annual chance floodplain as shown on FEMA Flood Insurance Rate Map for the State of Ohio and Incorporated Areas Map for the State of Ohio). No house may be placed in a "Special Flood Hazard" area. Fences, where permitted in the Tartan Ridge Section 3 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in the Tartan Ridge Section 3 subdivision are hereby notified that, at the time of platting, utility service to Tartan Ridge Section 3, power is provided by Ohio Edison and telephone service is provided by Verizon North.

NOTE "E" - VEHICULAR ACCESS: No vehicular access to be in effect until such time as the public street right-of-way is amended and dedicated by plat or deed.

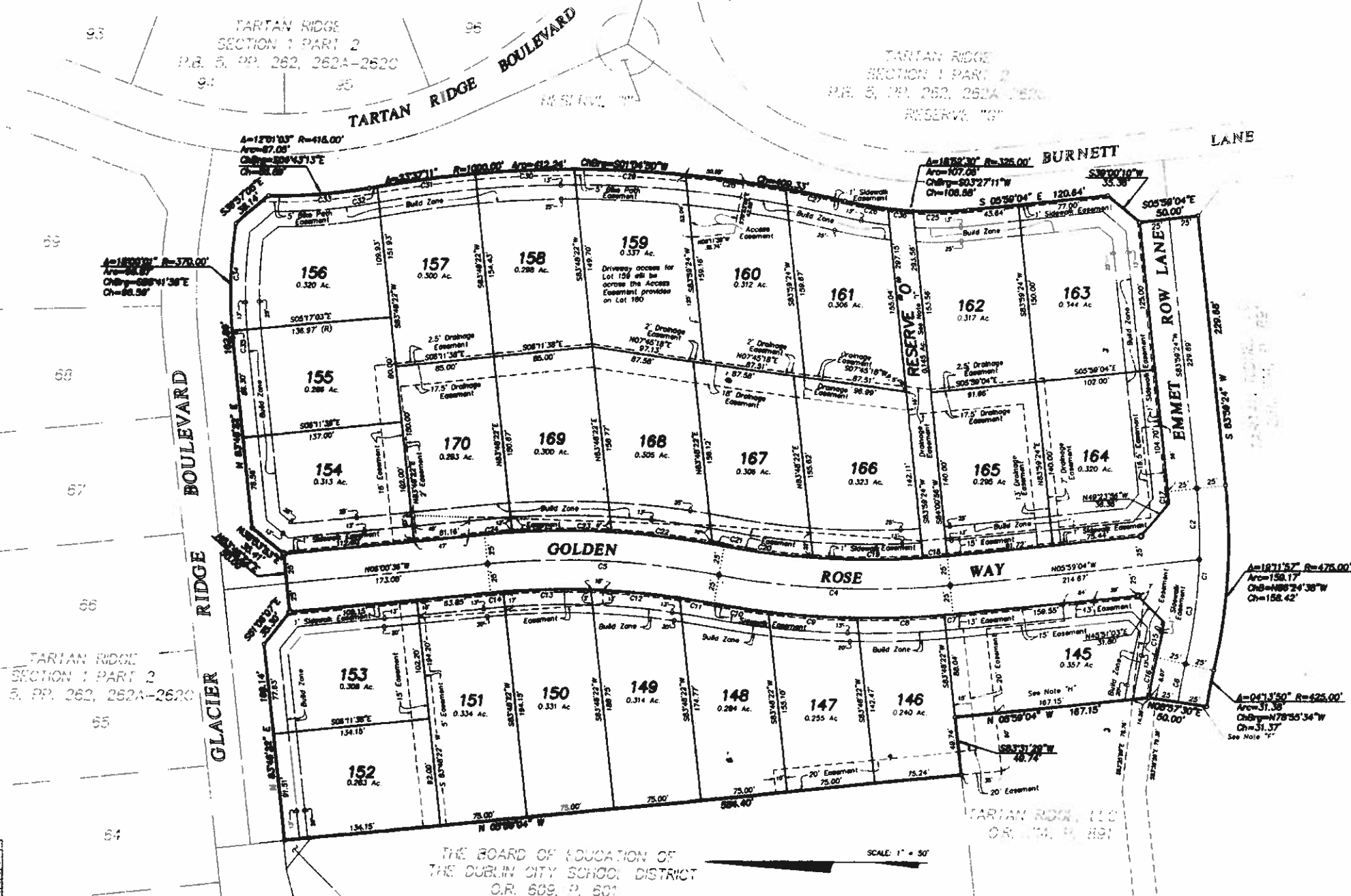
NOTE "F" - As per City of Dublin Zoning Code, all lots within Tartan Ridge Section 3 are subject to the terms, conditions, restrictions (including lighting and house signs) and special assessment districts as outlined in the preliminary plat entitled "Tartan Ridge Section 3".

NOTE "G" - SCHOOL DISTRICT: At the time of platting, all of Tartan Ridge Section 3 is in the Dublin City School District.

NOTE "H" - RESERVE "O": Reserve "O", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in Tartan Ridge Section 3 for the purpose of passive open space for future development and any uses allowed by the State zoning code.

NOTE "I": At the time of platting, electric, cable, and telephone service providers have not issued information regarding a site assessment area, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their utility facilities, could conveniently be shown on this plat. Existing recorded easement information about Tartan Ridge Section 3 or any part thereof can be acquired by a subsequent examination of the then current public records, including those in the Union County Recorder's Office.

CURVE	NO.	Q.D.T.A.	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	121.32	280.00	180.77	5.862428	S 88.2428° E	108.89
C2	74.02	400.00	89.49	5.877828	N 89.4928° W	59.44
C3	112.38	400.00	89.49	5.877828	N 89.4928° W	59.44
C4	181.78	200.00	180.77	5.862428	S 88.2428° E	108.89
C5	142.27	200.00	180.77	5.862428	S 88.2428° E	108.89
C6	43.58	500.00	31.23	5.786624	N 78.6624° W	33.24
C7	23.08	725.00	2.82	5.874182	E 7.4182° E	7.42
C8	536.34	725.00	75.20	5.872428	E 7.2428° E	75.16
C9	832.91	725.00	75.14	5.873428	E 7.3428° E	75.10
C10	738.11	725.00	47.70	5.867748	E 7.7748° E	47.69
C11	732.23	725.00	28.62	5.869440	E 7.9440° E	28.62
C12	630.91	725.00	28.36	5.841358	N 84.1358° W	28.34
C13	623.02	725.00	28.82	5.813421	E 1.3421° E	28.81
C14	628.48	725.00	11.18	5.853212	E 5.3212° E	11.12
C15	438.31	425.00	35.60	5.783125	E 7.3125° E	35.64
C16	433.92	425.00	35.07	5.783834	E 7.3834° E	35.07
C17	124.17	425.00	15.30	5.841358	E 7.1358° E	15.32
C18	130.23	425.00	21.28	5.859433	E 7.9433° E	21.28
C19	602.02	425.00	84.27	5.807027	E 7.7027° E	84.20
C20	631.24	425.00	76.88	5.873638	E 7.3638° E	76.81
C21	620.34	425.00	10.88	5.863834	E 7.3834° E	10.88
C22	634.44	425.00	87.64	5.863834	E 7.3834° E	87.64
C23	630.28	425.00	88.57	5.863834	E 7.3834° E	88.57
C24	131.98	425.00	23.82	5.863834	E 7.3834° E	23.82
C25	628.04	425.00	48.13	5.813421	E 1.3421° E	48.08
C26	631.08	425.00	37.16	5.863834	E 7.3834° E	37.14
C27	232.28	1000.00	54.60	5.112644	E 1.2644° E	51.60
C28	830.34	1000.00	87.44	5.072838	E 7.2838° E	87.38
C29	532.22	1000.00	85.80	5.083838	E 7.3838° E	85.80
C30	438.26	1000.00	85.91	5.083838	E 7.3838° E	85.91
C31	634.26	1000.00	85.91	5.072838	E 7.2838° E	85.91
C32	634.22	1000.00	7.16	5.107338	E 7.7338° E	7.16
C33	1030.10	250.00	87.05	5.045311	E 4.5311° E	86.88
C34	1030.28	250.00	86.88	5.045311	E 4.5311° E	86.72
C35	635.20	250.00	8.88	5.841358	E 7.1358° E	8.88
C36	130.17	250.00	21.77	5.841358	E 7.1358° E	21.77



THE BOARD OF EDUCATION OF
THE DUBLIN CITY SCHOOL DISTRICT
O.R. 509, P. 501

CITY OF DUBLIN
O.R. 587, P. 589

CITY OF DUBLIN, OHIO
O.R. 734, P. 258